

TENNESSEE ALCOHOLIC BEVERAGE COMMISSION

AGENDA
Tuesday, June 28, 2016
1:30 pm

1. APPROVAL OF THE MAY COMMISSION MEETING MINUTES

2. RETAIL MATTERS

A. OLD BUSINESS - none

B. NEW BUSINESS

1. LEBANON WINE & SPIRITS
LEBANON, TENNESSEE (WILSON COUNTY)

Applicant: Ryan Spirits, LLC
Member(s): Michael Ryan, 100%

This applicant was conditionally approved at the August 25, 2015 and again at the January 26, 2016 Commission meeting; however, both applications were later withdrawn and a license was never issued. The applicant is now reapplying for licensing.

Before the Commission is a request for licensing of a new retail package store to be located at 111 South Hartman Dr., Lebanon, Tennessee 37087. As verified by TABC staff, Mr. Ryan is investing approximately \$100k into the business using personal funds, a line of credit, and operating funds obtained from CH Ryan, LLC.¹ The applicant will lease the premises from Retail Development Solutions, LLC at a monthly rental rate of approximately \$6,000; the lease terminates in 2022.² The TABC staff recommends conditional approval of this request, subject to receipt of the following items:

- a. TABC Inspection (after build-out)
- b. Acknowledgement of TABC Rules & Regulations
- c. certificate of occupancy
- d. license Fee

2. GOODFELLAS WINE & SPIRITS (LICENSE NO. 4071)
LOUDON, TENNESSEE (LOUDON COUNTY)

Applicant: Redskin Café Inc.

Shareholder(s): Jay Alawadi, President 100%
Shannon Alawadi, Secretary

¹ Mr. Ryan is a member of CH Ryan, LLC, d/b/a Mt. Juliet Beer Company

² The lease includes options to renew.

Before the Commission is a request for approval of an expansion of the premises of the retailer located at 12353 Highway 72N, Loudon, TN 37774. Applicant will affix a metal storage building to the existing structure. The TABC staff recommends conditional approval of this request, subject to receipt of the following item(s):

- a. ~~landlord approval of expansion~~ (received)
- b. certificate of occupancy (after build-out)

**3. NORTSHORE WINE & SPIRITS
KNOXVILLE, TENNESSEE (KNOX COUNTY)**

Applicant: DSJJ, LLC³

Member(s): David Stevens 90 %
Jared Jordan 10 %

Current: Richard Thomas Investments Inc.⁴ d/b/a Northshore Wine and Spirits
(license no. 3644)

Proposed: DSJJ, LLC d/b/a Northshore Wine & Spirits

Before the Commission is a request for a transfer of ownership regarding the retail store located at 9405 S. Northshore Dr., Ste. 102, Knoxville, TN 37922. Applicant is purchasing the business from the seller for \$380k (including inventory⁵). Landlord, Robert E. Rowan, has agreed for the assignment of the current tenant's lease to the applicant; monthly rent will be approximately \$7,000. The TABC staff recommends conditional approval of this request, subject to receipt of the following items:

- a. license fee

**4. GREAT WINES & SPIRITS OF MEMPHIS
MEMPHIS, TENNESSEE (SHELBY COUNTY)**

Applicant: Telematrix, Inc.

Shareholder(s): Jimi Patel 45 %
Dimpleben Patel 45 %
Suresh Patel 10 %

Pre-approval: Great Wines & Spirits of Memphis, LLC⁶ d/b/a Great Wines & Spirits (license no. 3127)

³ DSJJ, LLC also owns Campbell Station Wine and Spirits (licensee no. 3926) located at 707 N. Campbell Station Rd., Farragut, TN 37934

⁴ Shareholders: Richard Thomas, 100%; Debora A. Thomas, VP/Secretary; Amanda L. Thomas, VP/treasurer

⁵ The cost of inventory may increase. In accordance with Tennessee law, Sellers are to transfer title and possession of the liquor inventory to the applicant via TABC licensed wholesalers' involvement.

⁶ Gary Burhop, 50% and Margaret Burhop, 50%

Post-approval: Telematrix, Inc. d/b/a Great Wines & Spirits of Memphis

Before the Commission is a request for a complete transfer of ownership regarding the retail business located at 6150 Poplar, Memphis, Tennessee 38119. The applicant is the purchasing the business from the seller for \$328k (plus \$400k worth of inventory⁷); financing for the business has been verified by TABC staff. Landlord, BTE Partners, is leasing the premises to the applicant for a term of ten years at a monthly rental rate of approximately \$8,000. The TABC staff recommends conditional approval of this request, subject to receipt of the following item(s):

- a. ~~TABC Agent Report~~ (received)
- b. TABC Inspection
- c. Acknowledgement of TABC Rules & Regulations
- d. license fee

**5. WHITE RABBIT BOTTLE SHOP
LYNCHBURG, TENNESSEE (MOORE COUNTY)**

Applicant: Brown-Forman Corporation

Brown-Forman Corporation is requesting approval to be issued a retail license for White Rabbit Bottle Shop located at Hwy. 55 in Lynchburg, Tennessee 37388. White Rabbit Bottle Shop has currently been operating under the manufacturer's license (Brown-Forman Corporation d/b/a Jack Daniel's Distillery⁸) but is now applying for a separate retail license. The TABC staff recommends approval of this request.

**6. WEST WOOD WINE AND LIQUORS
PARIS, TENNESSEE (HENRY COUNTY)**

Applicant: DIYA-DISHA, LLC
Member(s): Piyush Patel, 100%

Pre-approval: Paris West Wood Wines & Liquors, LLC⁹

Post-approval: Diya-Disha, LLC d/b/a West Wood Wine and Liquors

Before the Commission is a request for a complete transfer of ownership regarding the package store located at 1220 Westwood St., Paris, TN 38242. Financing for the business has been verified by TABC staff and the applicant is purchasing the business

⁷ In accordance with Tennessee law, Sellers are to transfer title and possession of the liquor inventory to the applicant via TABC licensed wholesalers' involvement.

⁸ Brown-Forman Corporation d/b/a Jack Daniel's Distillery (license no. 2) located at Highway 55, Lynchburg, TN 37388.

⁹ Theodore Kenworthy, 100%

from the seller for \$150k (plus inventory¹⁰). The applicant will lease the premises from ESHA, LLC for a term of five years at a monthly rental rate of \$4,000. The TABC staff recommends conditional approval of this request, subject to receipt of the following:

- a. deed (once signed and registered)
- b. certificate of existence
- c. ~~license fee~~ (received)

**7. LUTHER'S LIQUORS
NASHVILLE, TENNESSEE (DAVIDSON COUNTY)**

Applicant: Liquors, Inc. (Jane Eakes, President, 100%; Laurie Ford, Sec./Treas., 0%)

Pre-approval d/b/a name: Liquors, Inc.

Post-approval d/b/a name: Luther's Liquors

The retail package store licensee (licensee no. 0966) doing business at 15565 Old Hickory Blvd., Nashville, Tennessee 37211 is requesting approval of a doing business as name change as specified above. The corporate owner remains the same. The TABC staff recommends approval of this request.

**8. HOTSPOT WINE AND SPIRITS
ANTIOCH, TENNESSEE (DAVIDSON COUNTY)**

Applicant: Omshrisai, Inc.

Shareholder(s):	Priti Paresh Patel	50%
	Sweta Desai	50%

Before the Commission is a request for licensing of a new retail package store to be located at 1135 Bell Rd., Suite 311, Antioch, TN 37013. The shareholders are investing a combined total of \$60k into the business, as verified by TABC staff. Applicant will lease the premises from landlord, Amon Shriebman, for a term of 39 months at a monthly rental rate of approximately \$2,400. The TABC staff recommends conditional approval of this request, subject to receipt of the following items:

- a. TABC Inspection
- b. Acknowledgement of TABC Rules & Regulations
- c. certificate of occupancy
- d. license fee

**9. MAIN STREET LIQUORS (LICENSE NO. 0179)
NASHVILLE, TENNESSEE (DAVIDSON COUNTY)**

¹⁰ In accordance with Tennessee law, Sellers are to transfer title and possession of the liquor inventory to the applicant via TABC licensed wholesalers' involvement.

Applicant: Main Street Liquors, LLC
 Member(s): Martin Bubis, 100%

Pre-approval: Harriet Bubis, 100%
 Post-approval: Martin Bubis, 100%

The LLC doing business at 944 Main Street, Nashville, Tennessee 37206 is requesting approval for a transfer of membership interest. Martin Bubis is acquiring his mother's 100% ownership interest in the business for \$10.00. The TABC staff recommends approval of this request.

**10. PARTY MART LIQUORS AND WINES (LICENSE NO. 4057)
 JACKSON, TENNESSEE (MADISON COUNTY)**

Applicant: Party Mart Group, LLC¹¹

The licensee doing business at 2841 Hwy. 45 Bypass in Jackson, Tennessee 38305 is requesting approval for an expansion of the store premises. Applicant intends to add a storage room of approximately 190 sq. feet to the back of the existing building The TABC staff recommends conditional approval of this request, subject to receipt of the following items:

- a. TABC Inspection (after build-out)
- b. Certificate of occupancy (after build-out)

**11. HIGHWAY 68 WINE AND SPIRITS
 SWEETWATER, TENNESSEE (MONROE COUNTY)**

Applicant: Sweetwater Beverages, Inc.

Shareholder(s): Niketa Patel, 50%
 Bhavinkumar Prajapati, 50%

Pre-approval: Highway 68 Wine & Spirits, LLC (Dianna L. Cordell and Christopher J. Cordell) d/b/a Highway 68 Wine & Spirits, LLC)

Post-approval: Sweetwater Beverages Inc., d/b/a Highway 68 Wine and Spirits (license no. 3805)

Before the Commission is a request for a complete transfer of ownership regarding the retail package store located at 1451 Murrays Chapel Rd., Sweetwater, TN 37874. The Applicant is purchasing the business from the seller for \$850k (including the real property)¹². A lease will not be required as the applicant will own the real property. The

¹¹ Tina M. Johns, 50%; Blair S. Myers, 50%

¹² In accordance with Tennessee law, Sellers are to transfer title and possession of the liquor inventory to the applicant via TABC licensed wholesalers' involvement.

TABC staff recommends conditional approval of this request, subject to receipt of the following items:

- a. TABC agent report
- b. TABC Inspection
- c. Acknowledgement of TABC Rules & Regulations
- d. deed
- e. certificate of occupancy
- f. license fee

**12. MURFREESBORO WINE & SPIRITS (LICENSE NO. 3053)
MURFREESBORO, TENNESSEE (RUTHERFORD COUNTY)**

Applicant: Murfreesboro Wine & Spirits, LLC

Member(s): Evelyn Jennings Robinson, 100%

Pre-approval: Frank L. Robinson 50 %
Evelyn J. Robinson 50 %

Post-approval: Evelyn J. Robinson 100%

Before the Commission is a request for approval of a change in members in the LLC doing business at 3016 S. Church St., Murfreesboro, TN 37127. Frank Robinson, now deceased, left Evelyn J. Robinson (wife) his 50% ownership interest in the business pursuant to a Last Will and Testament. Ms. Robinson will now be the 100% member of the LLC. The TABC staff recommends approval of this request.

**13. LUCIFER'S LIQUORS
JASPER, TENNESSEE (MARION COUNTY)**

Applicant: Puribaa Inc.
Shareholder(s): Ronak Patel¹³ 100%

Pre-approval: James N. Wilson, Jr., d/b/a Lucifer's Liquor Store (license no. 0866) at 4785 W. Main, Jasper, TN 37347

Post-approval: Puribaa Inc. d/b/a Lucifer's Liquors – to be located at 4492 Main Street, Jasper, Tennessee 37347

Applicant is requesting approval to purchase the business assets of Lucifer's Liquors, the retail store currently located at 4785 W. Main, Jasper, TN. The applicant, Puribaa Inc., is using personal funds to purchase the business from the current owner, James N.

¹³ Ronak K. Patel is also a shareholder in Nilkhant, Inc., d/b/a Monteagle Wine and Spirits (license no. 3920) located at 507 W. Main Street, Monteagle, TN 37356.

Wilson Jr., for \$75k and will relocate the store to 4492 Main St., Jasper, TN.¹⁴ Ronak Patel will lease the premises to the corporation for an initial term of five years, at a monthly rental rate of \$1,200. The TABC staff recommends conditional approval of this request, subject to receipt of the following items:

- a. TABC Inspection
- b. Acknowledgment of TABC Rules & Regulations
- c. certificate of occupancy

**14. UNICOI WINE & SPIRITS
UNICOI, TENNESSEE (UNICOI COUNTY)**

Applicant: Karma Management Inc.

Shareholder(s): Gautam Patel, 100%

Pre-approval: Unicoi Wine & Spirits, LLC (David Lee Edwards Jr., 50 & Stacey Collins, 50%) dba Unicoi Wine & Spirits (license no.3902)

Post-approval: Karma Management Inc., dba Unicoi Wine & Spirits

Before the Commission is a request for approval of a complete transfer of ownership regarding the retail package store located at 100 Rocky Bottom Dr., Ste. 5, Unicoi, Tennessee 37962. Applicant is purchasing the business for \$240k (all but \$9k will be financed by seller for 42 months at no interest; \$5,500 per month). Mr. Patel intends to use a bank loan and personal funds to purchase the inventory.¹⁵ The TABC staff recommends conditional approval of this request, subject to receipt of the following items:

- a. lease
- b. questions re: finances and inventory answered to satisfaction of staff
- c. TABC inspection
- d. Acknowledgement of TABC Rules & Regulations
- e. license fee

**15. NASHVILLE INTERNATIONAL AIRPORT
NASHVILLE, TENNESSEE (DAVIDSON COUNTY)**

Applicant: The Metropolitan Nashville Airport Authority

Robert Reed Wigington, President & CEO

Robert Clegg Watson, Senior V.P. & CLO

¹⁴ In accordance with Tennessee law, Sellers are to transfer title and possession of the liquor inventory to the applicant via TABC licensed wholesalers' involvement.

¹⁵ In accordance with Tennessee law, Sellers are to transfer title and possession of the liquor inventory to the applicant via TABC licensed wholesalers' involvement.

Address: One Terminal Dr., Ste. 501, Nashville, Tennessee 37214.

Applicant is requesting approval for issuance of a retail license pursuant to Public Acts 2016, Chapter No. 1068. Public Acts 2016, Chapter No. 1068 allows for a terminal building of a commercial air carrier airport that is a member of the Tennessee Association of the Air Carrier Airports to obtain a retail license, and such license authorizes a terminal building of a commercial air carrier airport to operate one or more noncontiguous retail stores located within the area of the terminal building secured by the transportation security administration or its successor organization. The retail store can sell alcoholic beverages that are manufactured within this state, are packaged in tamper-resistant sealed packages, and indicate on the packaging that the customer is prohibited from consuming the alcoholic beverage until the customer reaches the customer's final destination. Public Acts 2016, Chapter No. 1068 can be viewed at <http://share.tn.gov/sos/acts/109/pub/pc1068.pdf>. The TABC staff recommends conditional approval of this request, subject to the following items:

- a. TABC inspection
- b. Acknowledgment of TABC Rules & Regulations
- c. designation of storage area
- d. license fee

3. WINERY MATTERS -

A. NEW BUSINESS- none

4. FARM WINERY MATTERS - none

5. WHOLESALE MATTERS

A. NEW BUSINESS

1. TENNESSEE CRAFT DISTRIBUTORS MURFREESBORO, TENNESSEE (RUTHERFORD COUNTY)

Applicant:	Tennessee Craft Distributors, LLC	
Member(s):	Edward Muranyi	100 %

Before the Commission is a request for licensing of a new TABC wholesaler to be located at 809 Park Ave., Murfreesboro, Tennessee 37129. Mr. Muranyi is investing \$100k of personal funds into the business and is sub-leasing approximately 1,250 sq. feet of warehouse space from Logistix Worldwide for \$0.45 per sq. ft. per month. Applicant has an agreement with Logistix Worldwide that includes equipment rental and office support; however, all delivery and handling of alcoholic beverages will only be done by the

applicant or its employees.¹⁶ The TABC staff recommends conditional approval of this request, subject to receipt of the following items:

- a. ~~letter from landlord (J & J Smythe Family, LLC) approving sub-lease~~ (consent to sub-lease received)
- b. TABC inspection
- c. Acknowledgment of TABC Rules & Regulations
- d. license fee

**2. 100% ITALIANO (LICENSE NO. 60)
NASHVILLE, TENNESSEE (DAVIDSON COUNTY)**

Applicant: 100% Italiano Inc.¹⁷

The wholesale licensee doing business at 1650 Elm Hill Pike, Nashville, Tennessee 37210 is requesting approval to expand its premises. Pursuant to a lease amendment, the applicant is leasing the premises (including the new area adjoining the current suite) from Buchanan Station Partners, G.P., for approximately \$3,500 per month. The TABC staff recommends conditional approval of this request, subject to receipt of the following items:

- a. certificate of occupancy (after build-out)
- b. TABC Inspection (after build-out)

**3. CRAFT DISTRIBUTION COMPANY
KNOXVILLE, TENNESSEE (KNOX COUNTY)**

Applicant: What's Next, LLC
Member(s): Kimberly L. Arrants 100%

Before the Commission is a request for licensing of new TABC wholesaler located at 5102 S. Middlebrook Pk., Knoxville, Tennessee 37921. Ms. Arrants is investing approximately \$100k into the business (line of credit from bank), as verified by TABC staff. Applicant is leasing the premises from SAW II, LLC for an initial term of five year at a monthly rental rate of approximately \$5,000 per month.¹⁸ The TABC staff recommends conditional approval of this request, subject to receipt of the following items:

- a. license fee
- b. certificate of occupancy
- c. TABC inspection
- d. Acknowledgement of TABC Rules & Regulations

**4. D&V DISTRIBUTING COMPANY
KNOXVILLE, TENNESSEE (KNOX COUNTY)**

¹⁶ Logistix Worldwide provided a letter stating that "neither Logistix, its employees, nor agents will touch or handle any type of alcoholic beverages delivered for or stored by the applicant."

¹⁷ Maria Pia De Pasquale, 100%

¹⁸ Monthly rent will increase to approximately \$8,000 by month 52 of the lease.

Applicant: D&V Distributing Company¹⁹

Before the Commission is a request for approval of a licensing of a TABC wholesaler to be located at 2567 Prime Way, Ste. 101, Knoxville, TN 37918. Applicant also holds a wholesale license (no.40) at 5608 Middlebrook Pk., Knoxville, TN 37950. Applicant is sub-leasing the premises from Athens Logistics Company, a Tennessee general partnership, for approximately \$11k per month. The TABC staff recommends conditional approval of this request, subject to receipt of the following items:

- a. TABC inspection
- b. Acknowledgment of TABC Rules & Regulations
- c. license fee

6. DISTILLERY/BREWERY

A. NEW BUSINESS

1. TENNESSEE XXX MOONSHINE SEVIERVILLE, TENNESSEE (SEVIER COUNTY)

Applicant: XXX Distillery, LLC

Member(s):	Herman "Teddy" Jones	33 1/3 %
	Larry Sorrell	33 1/3 %
	W.C. Mills	33 1/3 %

Pre-approval d/b/a name: Triple XXX Moonshine

Post-approval d/b/a name: Tennessee XXX Moonshine

The distillery doing business at 3303 Wears Valley Rd., Sevierville, Tennessee 37862 is requesting approval for a d/b/a name change. The TABC staff recommends approval of this request.

2. YEE-HAW BREWING (LICENSE NO. 136) JOHNSON CITY, TENNESSEE (WASHINGTON COUNTY)

Applicant: Yee-Haw Brewing, LLC

Pre-approval:	Baker Gift Trust, Charles R. Edwards, Jr. Trustee	64.66 %
	Virginia J. Baker	6.52 %
	Joseph A. Baker	6.51 %
	John C. Cottongim	12.28 %
	Charles R. Edwards	5.44 %

¹⁹ D & V Distributing Company is comprised of Lucien L. Bailey & Company, 60 & 5/12 %, Kimball O. Nelson 4 1/4 %, Louis M. Nelson 2 %, Skyland Park, LLC 33 & 1/3%.

	Sarah Edwards	3.48 %
	John Edwards	1.11 %
Post-approval:	Baker Gift Trust, Charles R. Edwards, Jr. Trustee	62.80 %
	Virginia J. Baker	6.42 %
	Joseph A. Baker	6.42 %
	John C. Cottongim	11.09 %
	Charles R. Edwards, III	4.61 %
	Sarah Edwards	3.18 %
	John Edwards	2.74 %
	Daniel Greengold	2.74 %

The licensee doing business at 126 Buffalo St., Johnson City, Tennessee 37604 is requesting approval for changes in LLC members and member interest. Daniel Greengold is investing \$200k and is being added as an LLC member. There are also small changes in membership interests as specified above. The TABC staff recommends approval of this request.

7. PRIVATE CLUBS – none

8. RETAIL FOOD STORES

A. Delegation of Authority

The Tennessee Alcoholic Beverage Commission hereby delegates to the Executive Director of the Tennessee Alcoholic Beverage Commission the authority to issue licenses to eligible retail food stores after July 1, 2016, subject to the following conditions:

Such authority shall be valid solely between July 2, 2016 and October 1, 2016. After October 1, 2016, the authority to approve and/or issue retail food store wine licenses shall be solely the authority of the Tennessee Alcoholic Beverage Commission, and not of the Executive Director, unless otherwise ordered by the Tennessee Alcoholic Beverage Commission.

In addition, the Executive Director of the Tennessee Alcoholic Beverage Commission shall also be given the authority to determine if cause exists to contest the issuance of the license to a store issued a letter of approval pursuant to T.C.A. § 57-3-803 and to take all necessary measures accordingly pursuant to law.

The Order of Delegation executed on April 26, 2016 remains in effect until July 1, 2016.

B. TABC staff will post an addendum to the agenda including a list of all retail food stores with letters of approval/post-dated licenses.

9. INITIAL ORDERS TO BE REVIEWED BY THE COMMISSION – none

10. SERVER APPEALS - none

11. MISC – none

12. NEXT MEETING – Tuesday, July 26, 2016 at 1:30 pm

13. UPCOMING MEETINGS

- Tuesday, July 26, 2016 at 1:30 p.m.
- Tuesday, August 23, 2016 at 1:30 p.m.
- September (TBD)

End of Agenda